



# HUNTINGTON BEACH PLANNING DEPARTMENT

## MAJOR PROJECTS NEWSLETTER

### JUNE 2008

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#### Code Enforcement:

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Code Enforcement Off.  
Tim Flanagan  
Code Enforcement Off.  
Al Brady  
Code Enforcement Off.  
Martha Villaseñor  
Code Enforcement Off.  
Richard Hedden  
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#### Administration:

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#### **City Council Approves Land Use Plan for Parkside Development . . .**

The City Council approved the California Coastal Commission's modifications to the land use plan for the Parkside Development (sometimes referred to as Shea Homes) at the June 16 meeting. In 2002, the City Council approved an Environmental Impact Report, General Plan Amendment, Zoning Map Amendment, Local Coastal Program Amendment, Tentative Tract Map, Conditional Use Permit, and Coastal Development Permit for the development of approximately 50 acres on the west side of Graham St., south of Warner Ave. owned by Shea Homes. The City-approved development included 170 single-family residential homes, an 8.2 acre public park, private open space, and many public infrastructure improvements. The modifications to the land use plan necessitate changes to the project plans, which will be considered by the City later this year.

**Project Planner: Mary Beth Broeren**

#### **. . . as well as the Housing Element Update**

The City Council also approved the update to the General Plan Housing Element at the June 16 meeting. The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2008-2014 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting those needs.

**Project Planner: Jennifer Villaseñor**

#### **Zoning Administrator Approves Beach/Liberty Development**

On May 21, the Zoning Administrator approved the development of a two story, 6,480 square foot medical office building and a 3,271 square foot addition to Liberty Liquor, both located on the west side of Beach Boulevard south of Newman Avenue. The Zoning Administrator also approved an 8,000 square foot Long's Drug Store at the northwest corner of Beach and Liberty. These parcels had been underutilized for many years and were in need of revitalization.

**Project Planner: Rami Talleh**

#### **Green Building Tips available on Department website**

The Planning Department has posted handouts on green building practices and materials on its website at <http://www.surfcity-hb.org/Government/Departments/Planning/gbplanning.cfm>. Handouts include information on energy efficient lightbulbs and appliances, heating and cooling systems and landscape design. For additional information on Green Building practices, please contact the Planning Department's Certified Green Building Professional, Hayden Beckman.

**Comment Period opens on Talbert Lake Diversion Project**

The thirty day comment period for the Talbert Lake Diversion Project Mitigated Negative Declaration opened on June 19 and will close on July 18. The Talbert Lake Diversion Project is a Santa Ana Regional Water Quality Control Board-approved Supplemental Environmental Project (SEP) involving the construction of a natural treatment system in the northeastern corner of Central Park in Huntington Beach, on the eastern side of Goldenwest Street. The proposed project would divert up to 3 million gallons per day (mgd) of dry weather flows from the East Garden Grove Wintersburg Channel (EGGWC) into a newly constructed treatment wetlands system for water quality improvement purposes. Project components include the construction of a diversion structure such as a rubber dam within the EGGWC to divert dry weather flows either into an existing water line in Goldenwest Street, or the existing storm drain system within Gothard Street, for transport to the newly constructed treatment wetlands within Central Park. A public information and comment meeting will be held on Tuesday, July 1, 2008 beginning at 6:00 PM in Room C/D of the Central Library located at 7111 Talbert Avenue, Huntington Beach, CA 92648 to provide an overview of the project and take comments related to the environmental issues analyzed within the Draft Mitigated Negative Declaration. A copy of the draft MND is available at City Hall, or on-line at <http://www.surfcity-hb.org/Government/Departments/Planning/PJB/eac/EAC.cfm>.

**Project Planner:** *Jennifer Villaseñor*

**Code Enforcement Staff Availability**

In an effort to ensure a high level of service and responsiveness to customers with code enforcement concerns, the Code Enforcement Division has implemented a new staffing level policy. Under the new staffing policy, a Senior Code Enforcement Officer or the Division Manager will be available on the 3<sup>rd</sup> Floor between 8:00am to 12:00pm and 1:00pm and 5:00pm, Monday through Friday. Customers will still initially be directed to the Department Receptionist and/or the Code Enforcement Office Assistant for assistance, information, and direction regarding code enforcement issues. However, under the new policy, if the Department Receptionist or Office Assistant are not able to satisfy or meet the service needs of the customer, the Receptionist or Assistant will contact the Senior Officer or Division Manager on duty to assist the customer. If the Senior Officers and Division Manager are not available, a Code Enforcement Officer will be assigned to be available. The goal is to meet the customer's needs and resolve their issue promptly.

**Stay Tuned for Updates on More Major Projects**

The Planning Department anticipates having the draft Environmental Impact Reports for the Beach Boulevard/Edinger Corridor Project, The Ripcurl and the Village at Bella Terra available for public comment this summer. These reports will be available on the Planning Department webpage at <http://www.surfcity-hb.org/Government/Departments/Planning/major/index.cfm>.

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<http://www.surfcity-hb.org/government/departments/planning/>